



**King County**

K.C. Date Received \_\_\_\_\_

**CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS  
APPLICATION FOR FUNDS**

**PROJECT NAME:** Chinook Wind Acquisition

Applicant Jurisdiction(s): City of Tukwila

Open Space System: Duwamish River Transition Zone  
*(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)*

Acquisition Project Size: 5.83 Acres (two parcels) CFT Application Amount: \$2,500,000  
*(Size in acres and proposed number of parcel(s) if a multi-parcel proposal) (Dollar amount of CFT grant requested)*

Type of Acquisition(s):  Fee Title  Conservation Easement  Other: \_\_\_\_\_

**CONTACT INFORMATION**

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Date: 3/12/2014

**PROJECT SUMMARY:**

*(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)*

Chinook Wind Acquisition is a 5.83 acre acquisition project located on the bank of the Duwamish River in Tukwila at River Mile 6.6. The goal of the project is to acquire the project site for future restoration as an intertidal salmon and aquatic species habitat, as part of a larger strategy to restore tens of acres of shallow water habitat in the Duwamish Transition Zone in order to recover Chinook salmon. While the primary purpose of the project is to provide resting, feeding and cover habitat for juvenile Chinook salmon as they transition from freshwater to saltwater, the addition of this habitat will benefit multiple species. The site is rare in that it is large enough and deep enough to provide more than two acres of off-channel habitat and two or three acres of native tree and shrub plantings. A portion of the site, less than one acre, would be used for passive recreational activities including a trail. The site is located in a portion of the Duwamish that is listed as the highest priority area for restoration in the Salmon Habitat Plan for the Green/Duwamish and Central Puget Sound Watershed (also known as WRIA 9).

The site is made up of two parcels, parcel number 0923049153 and 0923049292, and contains a 118-room hotel that will need to be demolished.

## 1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

- |   |   |
|---|---|
| <input type="checkbox"/> A. Wildlife habitat or rare plant reserve          | <input type="checkbox"/> E. Historic/cultural resources                             |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt     |
| <input type="checkbox"/> C. Scenic resources                                | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input type="checkbox"/> D. Community separator                             | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs              |

### B. Salmon habitat and aquatic resources

The primary purpose of this project is to create off-channel, shallow water habitat for juvenile Chinook. The site is located in the high priority "Duwamish Transition Zone," where juvenile salmonids undergo transformation as they travel from fresh to salt water. Off channel and shallow water habitats at this site will provide opportunities for juvenile fish to move out of the main channel to slow water areas where they can feed and grow. This site is unique from all existing restoration sites in the Duwamish because it would accommodate a deep channel adjacent to the mud flats, so that small fish would not be washed down into the main channel with every low tide. Longer residence times in the transition zone allow smolts to become larger prior to entering the Puget Sound, which is believed to increase their survival rates. Lack of off-channel habitat has been shown to be the biggest hindrance to salmon recovery in the entire Green/Duwamish Watershed. The Duwamish estuary is highly industrialized and altered from its historic condition. Records indicate that before European settlement, there were 1,310 acres of wetlands in the watershed; today there are less than 35 acres. The property is located immediately downstream of the Duwamish Gardens project, providing the opportunity to create a combined habitat and passive recreation site with approximately 1,500 feet of continuous restored shoreline habitat.

The site is made up of two parcels totaling 5.83 acres, with approximately 700 feet of Duwamish River frontage. Vegetation along the banks is primarily invasive shrubs, including Himalayan blackberry. The property is currently operated as an extended stay motel and has several buildings that have reached the end of their useful life. The property is currently listed for sale, and the City has confirmed that the owner is willing to enter into a purchase and sale agreement with the City.

The threat that the property may be lost for restoration purposes is significant, so there is urgency to the purchase. The property is currently being offered for sale and opportunities for acquiring property for restoration work within the Duwamish are extremely hard to come by. Many sites have high value improvements, contaminated soils issues, long-term leases, and other barriers to purchase.

### F. Urban passive-use natural area/greenbelt

This site will provide a passive-use, greenbelt area in a highly industrial location in close proximity to two low-income neighborhoods: Duwamish and Allentown in Tukwila. Residents of the area are multi-ethnic and subject to more health problems and shorter life spans than elsewhere in King County. Replacing a paved area and motel with a green space that has passive recreational opportunities and trees will help alleviate some of these problems.

### G. Park/open space or natural corridor addition

The Duwamish River is a highly altered natural river corridor surrounded by development including heavy industrial activities. This planned acquisition combined with the expanded Duwamish Gardens site will allow for approximately 1,500 ft. of restored shoreline with passive recreation activities. It would allow the creation of a trail linking East Marginal Way with Tukwila International Blvd. In addition, it is adding to the link of completed or planned habitat projects in the area creating a corridor of riparian and off channel habitat for juvenile Chinook salmon that include the Codiga Farms, Duwamish Hill Preserve, Duwamish Gardens, North Winds Weir, and the Cecil Moses sites. Studies have shown that this segment of the Duwamish River is vital to the recovery of Chinook salmon.

## 2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please mark all criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - Describe any public or private partnerships that will enhance this project
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Credits (TDC) participation

### C. Ownership complexity/willing seller(s)/ownership interest proposed

Available sites for habitat restoration within the Duwamish Transition Zone are extremely limited. The WRIA 9 Salmon Habitat Plan, Making Our Watershed Fit for a King, set a goal of creating 173 acres of off channel, shallow water habitat within the Duwamish Transition Zone by 2055. To date, a small fraction of this (less than 10 acres) has been constructed or is planned for construction, and opportunities to purchase large sites like this one are extremely rare. This site is currently used as an extended stay motel. However, the motel has reached the end of its useful life and any future development on this site will require the motel to be removed and the site cleared prior to redevelopment. (If acquired, funds will be sought for building removal from a source other than Conservation Futures.) The property is currently for sale and the owner is interested in selling the site to the City for habitat restoration.

### D. Partnerships – public or private partnerships that will enhance this project

The City of Tukwila has been an active partner with the many jurisdictions and stakeholders involved in salmon recovery in the Green/Duwamish and Central Puget Sound watershed since 1999. The City's council plays an active role in funding and supporting WRIA 9 salmon recovery actions, and the city has worked closely with the WRIA 9 salmon recovery team to build other projects within city boundaries to enhance salmon habitat. Since this project is in the top tier of the WRIA 9 list of high priority projects, WRIA 9 has indicated its willingness to assist the City with securing funding and ensuring that the project is technically consistent with regional salmon recovery goals.

## 3. STEWARDSHIP AND MAINTENANCE

*How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?*

The finished project will be owned and maintained by the City of Tukwila as a City park site. Tukwila park employees will partner with local volunteers to provide routine maintenance of the completed site. The Tukwila Parks Department currently works with volunteer groups for both the Riverbend Hill Preserve and Codiga Farms parks, and intends to continue working with EarthCorps to maintain the North Winds Weir restoration site after it is transferred into City ownership from King County. The Chinook Wind site lends itself well to volunteer stewardship activities. The majority of the site will either be excavated channel or native riparian plantings. Following plant establishment, routine maintenance should be limited to removal of invasive plants, replacement of damaged or dead vegetation, and plant trimming where necessary. These types of maintenance activities are well suited to volunteer groups.

Ongoing stewardship and maintenance of the many completed and planned restoration projects along the Duwamish is a high priority for WRIA 9 salmon habitat recovery, and a strategy for funding long-term stewardship for all projects in the area is currently being developed as part of the Duwamish Blueprint, a restoration strategy for the Duwamish Transition Zone. The City is actively participating in developing the Duwamish Blueprint in partnership with WRIA 9 and the Working Group members. One possible model is that currently being implemented by EarthCorp's Puget Sound Stewards program, where they train citizens to be site stewards, and assign a small group of volunteers to regularly monitor and organize work parties for site maintenance.

#### 4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup>	CFT: \$2,500,000
2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup>	PEL:

<sup>a</sup>Allowable CFT acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

<sup>b</sup>King County projects only, if applicable.

#### Estimation of property value:

Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).

The City estimates that the property is valued at \$7,600,000. This amount is the current list price. The property value may be adjusted based on the appraisal.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$7,600,000
Title and appraisal work	\$50,000
Closing, fees, taxes	\$50,000
Relocation	\$10,000
Hazardous waste reports	\$10,000
Directly related staff, administration and legal costs	\$20,000
<b>Total Project Costs (CFT and other funds)</b>	<b>\$7,740,000</b>

MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)	DATE (Expended or Committed)	DOLLAR AMOUNT (Expended or Committed)
<b>Total CFT Funds Previously Received This Project</b>		
<b>Total Matching Funds and Past CFT Funds Currently Identified</b>		
<b>Unidentified Remaining Match Need</b>	\$5,240,000	

#### Unidentified remaining match need: What funds are anticipated and what is the time frame?

Please briefly discuss how the unidentified remaining match need above will be met.

The City is currently seeking additional grant sources for this project. The King County Mitigation Reserve Program is seeking approval from the Interagency Review Team to fund this project, and if approved, may be able to contribute upwards of \$5 million. The King County Flood Control District is another potential source for revenue. If funded, the City will work closely with the King County MRP and the WRIA 9 salmon habitat team to identify additional revenue to complete the project in the shortest timeframe possible.

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS**

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
<b>TOTAL</b>			

**6. ATTACHED MAPS (*Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo*)**

8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

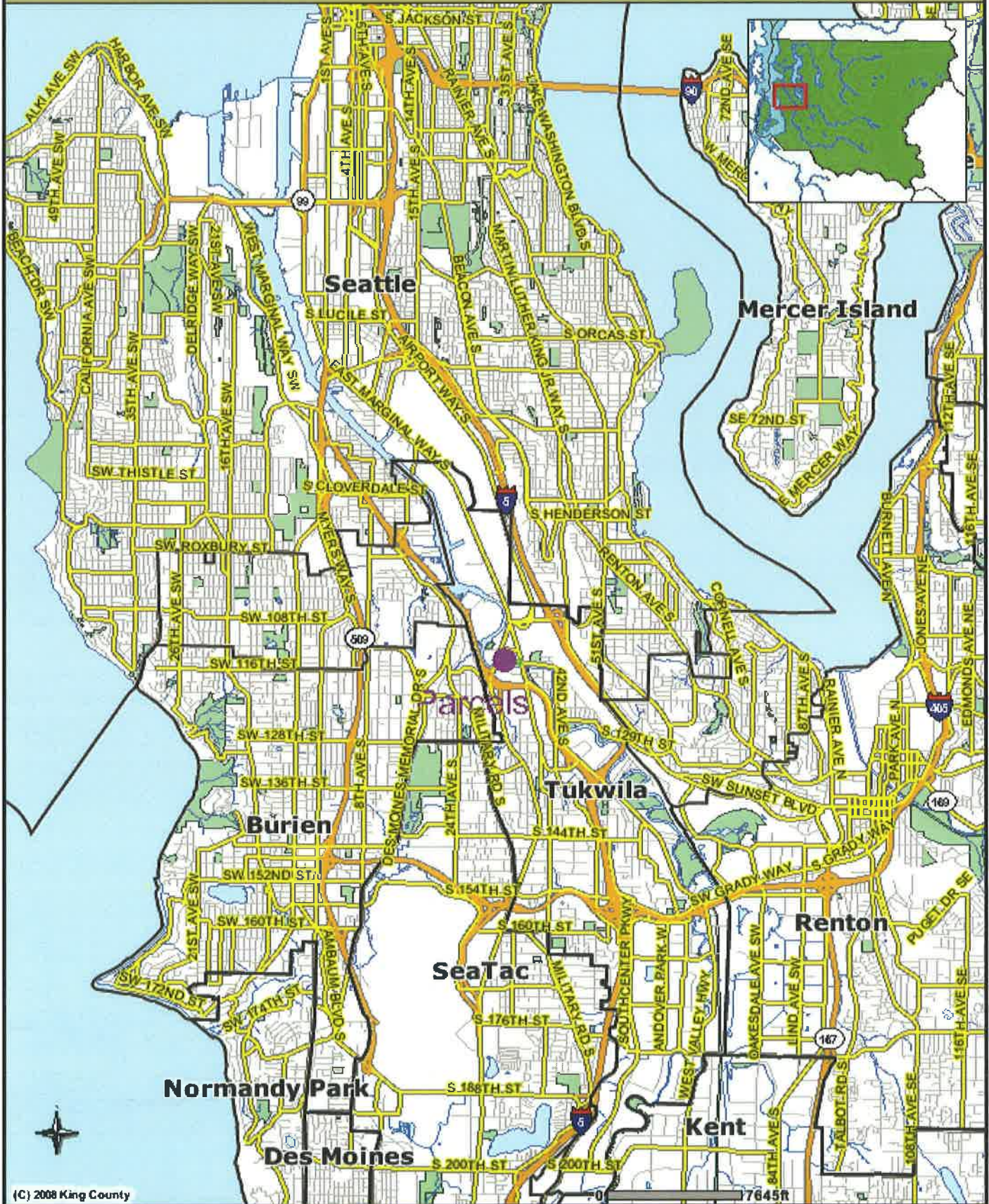
*Site Map that shows the following:*

- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) parks or open spaces labeled and shown in dark green or distinct shading.

*Location Map that shows the following:*

- Other permanently protected open spaces (private, non profit, institutional, etc.) shown in light green or distinct shading;
- Major water courses such as creeks, rivers, lakes or wetlands;
- Major roads, arterial roads or regional trails.
- *Map scale: This map should show approximately a ten-mile radius around the proposed acquisition(s).*

# WRIA 9 - Duwamish Parcels for Purchase - Vicinity



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# WRIA 9 - Duwamish Parcels for Purchase



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Date: 1/9/2014 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)





**OPPORTUNITIES FOR EXPANDED HABITAT ENHANCEMENT  
DUWAMISH GARDENS**